

**La Fuente Restaurant Temporary Event Sign
DRC Redline Comments**

Marcelino Ramirez – Requests a Temporary Event Banner sign for La Fuente restaurant at 101 North 1200 East.

DRC Members Present: Rob Littlefield, Kerry Evans, Lee Barnes, Kim Struthers, Lynn Jorgensen, Jim Hewitson
Brad Kenison, Steve Marchbanks

Representatives for the Applicant Present: 5/26/11

Date of plans reviewed:

Review began: 10:30

Review ended: 10:40

DRC COMMENTS:

- Sign will be permitted as presented in the application

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

**Micron Technology Area Plan Review
DRC Comments**

Dennis Raney – Requests review of items for the Micron Area Plan including a new Development Standards and Guidelines section, and replacement pages for the Boundary, Land Use, and Traffic sections. (sixth submittal – date of last review 5/4/11)

DRC Members Present: Lee Barnes, Lynn Jorgensen, Kerry Evans, Rob Littlefield, Brad Kenison, Jim Hewitson, Kim Struthers, Steve Marchbanks

Representatives for the Applicant Present: Dennis Raney, Brian Gabler, Mike Raney

Date of plans reviewed: May 31, 2011

Began: 10:40

Ended: 11:20

DRC GENERAL COMMENTS:

Development Standards and Guidelines:

- Suggest adding the requirement for architectural review for all buildings (including residential, commercial, office, etc)
- Clarify whether pole signs will be allowed (in all applicable sections)
- In the multifamily housing section, Item A, Land Use and Building Type, states buildings shall not exceed two stories; however the table allowed 2.5 stories. Make the text and table consistent.
- In the multifamily housing section, Item C – Quality and Size – text for the minimum size does not conform to the table – make the text and table consistent
- Under Single Family Housing – Item C, Quality and Size – text and table do not match
- Add page numbers to this section
- Add references to the bulk and intensity tables in all applicable sections of the Development Standards

Boundary:

- City Engineer to check the boundary for closure

Land Use:

- No additional comments

Traffic:

- Work with IMFT to determine how the HAZMAT issues will be addressed
- The traffic model should indicate, not only the types of improvements that are required, but also the triggers for when the improvements are required (ERUs, percent build-out, etc)
- Between Sheet T-1 and the vehicle count sheet in the traffic report – make the colors consistent between all sheets
- In the proposed street cross-sections, add a note indicating if raised medians, planters, etc are possibly planned for this development – add a note that they will be reviewed at the time of preliminary subdivision
- Page iv – the analysis should clarify what is meant by allowing cross access with Micron Development and IMFT, specifically, indicate timing for these improvements as it relates to ERUs, percent build-out, etc)
- Sheet T-1 – show the upper road that will connect at the north end of the project
- For the Retail Heart area, provide details of any special road improvements that will be in this area.

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**Larson Farms II Extension of Approval
DRC Comments**

Lynn Bowler – Requests an Extension of Approval for Larson Farms Phase II, a 41-lot residential subdivision located at 150 North 1700 West in R-2 and R-1-22 (Residential) zones.

DRC Members Present: Lee Barnes, Jim Hewitson, Rob Littlefield, Kerry Evans, Kim Struthers, Brad Kennison, Lynn Jorgensen, Steve Marchbanks

Representatives for the Applicant Present: Lynn Bowler

Began: 11:20

Ended: 12:00

THIS LIST OF ITEMS MUST BE CHECKED OFF IN ADDITION TO THE ORIGINAL SET OF DRC COMMENTS

DRC GENERAL COMMENTS:

Rob:

1. The power estimate and bond will have to be updated based upon current pricing and standards

Kerry:

2. Show the existing hydrant on 1700 West and add a hydrant on the north end of 1475 West on the easement line

Lee:

3. Change all notes referencing the 2004 Standards to reference the 2009 Standards
4. Add a separate sheet for Lehi Irrigation Company, which will include piping sizing, profiles, and details, and a signature block with reference to Lehi Irrigation Company (instead of water master) – also remove the signature box from PP7
5. Provide an engineered letter from Lehi Irrigation Company – letter will include acceptance of the property owner for the private lateral, pipe sizing, trash grates, and access to take the water
6. Position the irrigation easement on lot 210 to provide alignment to the user to the south
7. On lot 223, provide a fenced access for users to take the irrigation water, and remove debris from the trash grate
8. On the legends, show the irrigation pipe and note the sizing and material as per Lehi Irrigation Company
9. Add a note to the plat that the well on lot 207 is maintained ownership with the owner of lot 201
10. Add a note that the wells on lots 203 and 234 provide the City with documentation of being capped
11. The valves and blowoff on 1700 West and 150 North need to be noted as existing – also, note that the existing temporary blowoff will be relocated
12. At the intersection of 150 North and 1600 West, delete the culinary and PI valves to the west
13. Sheet PP3 – correct the arrow on note to construct 33.46 feet of 12-inch pipe
14. On the profile, show the PI line
15. Sheet PP4 - the cul-de-sac bulb on 150 North, show hydrant and blowoff valves 20-foot minimum
16. Sheet PP5 and PP6 – verify conflict between the storm drain and sewer to install laterals
17. Sheet PP8 – at the intersection of Main Street and 1475 West, show the culinary valve into the project off of the flanged tee. Also show the south and east PI valves as existing. Existing (culinary and PI) valves may be used for testing, but if they fail, the developer will repair or install new valves to complete pressure testing on new pipes (add as a note on the plans)

Lynn: No comments

Jim: No comments

Brad:

18. The engineer needs to verify the adequacy of the off-site storm drainage constructed with Larson Farms phase 1. Engineer should also verify the storm drainage tie-in elevations within 1700 west
19. City Engineer to check the final plat for closure
20. Sheets PP7 and PP8 – the construction plan should indicate how the fill slopes at the termination of 1475 West and 50 North will be contained within the subdivision boundary. Additionally, proposed fencing should be placed at the roadway level, and not the existing ground level. If fill slopes for the roads encroaches onto adjacent properties, a letter from the adjacent property owner must be obtained.

Steve: No comments

Kim: No comments

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL JUNE 14, 2011

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

City Business

Natalie Holdaway – Request Temporary Use approval for a shaved ice stand at 760 East Main – the DRC had no comments on this item

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**Adobe Site Plan Minor Revision
DRC Comments**

John Bankhead – Requests a minor revision to the Adobe Site Plan, removing the parking structure and replacing it with surface parking.

DRC Members Present: Lee Barnes, Jim Hewitson, Rob Littlefield, Kerry Evans, Kim Struthers, Brad Kennison, Lynn Jorgensen, Steve Marchbanks

Representatives for the Applicant Present: Rulon Gardner and Bob Elder

Began: 1:00

Ended: 1:55

DRC GENERAL COMMENTS:

Rob: No comments

Kerry: No comments

Lee: No comments

Kim: No comments

Lynn: No comments

Jim:

1. State the objective of the revisions on the plan sheet

Brad:

2. Provide an updated storm drainage report showing the western detention areas with additional storage volumes
3. Add a note that the billboards are to be relocated
4. Contact Lehi City Engineering to discuss Cabela's Blvd striping alternatives

Steve:

5. Provide an updated landscape plan

THIS ITEM CAN BE SUBMITTED FOR CHECKOFF

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**Traverse Area Plan Amendment Concept Review
DRC Comments**

Mountain Home Development – Requests Concept Plan review for Traverse Mountain located at approximately 3940 North Traverse Mountain Blvd (second submittal – date of last review 9/1/10)

DRC Members Present: Lee Barnes, Lynn Jorgensen, Kerry Evans, Rob Littlefield, Brad Kenison, Jim Hewitson, Kim Struthers, Steve Marchbanks

Representatives for the Applicant Present: Jack Hepworth,

Date of plans reviewed: May 31, 2011

Began: 2:05

Ended: 4:15

DRC GENERAL COMMENTS:

1. Add a note that the graded areas as shown on this concept plan are preliminary and shall be finalized during the area planning process
2. Development within the area above Pad D in East Canyon (78.6 acres) should be should be more defined so that it does not appear that the area is to be mass graded
3. Change the coloring on the Perry property so that the colors match the land use designations of the rest of the plan
4. It is the desire of the City that all open space areas be dedicated to the City and will be defined by the Area Plan – the open space dedication should occur concurrently with the recording of the new area plan
5. The West Canyon, Central Canyon, and East Canyon labels should be more clearly labeled.
6. Update the existing unit label to match the table
7. Remove the dark line around the 40 acre “Village Commercial” area
8. The extent of development of units within Central Canyon shall be set by the water service elevation of the existing Vialeto culinary water tank
9. Show the area that has been deeded to Lehi City as park
10. Add a note explaining the off-site transfer of units and the density that the City is buying out with water – include in the note, an explanation that the 694 density transfer units will be addressed in a separate agreement independent of the area plan between the City and Developer
11. Correct the canyon open space number to reflect actual open spaces areas
12. Add public facilities to the legend
13. Provide a letter indicating discussion that have been held with school and religious organization officials regarding future civic sites
14. Label the off-site roads (Frontage Road, SR-92, I-15, etc)
15. Water dedication would be required to accommodate the additional densities from the amended ADA
16. Provide an exhibit and examples that show slope planting and re-vegetation standards for any graded slope
17. Address architectural styles, building materials, and site development standards
18. Compliance with the new grading plan needs to be address at time with the area plan, including any carry over of past exceptions that have previously been approved.
19. Add a note that all mass grading in East Canyon will be done in one phase, including slope protection and revegetation
20. Provide envelopes for 300-foot public notice mailing (including all residents of Traverse Mountain)

THIS ITEM NEEDS TO RETURN TO DRC FOR FURTHER REVIEW

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